

MINUTES

WEST LAFAYETTE REDEVELOPMENT COMMISSION 609 West Navajo St., West Lafayette, Indiana Council Chambers

July 13, 2010

Amended

The meeting was called to order at 8:30 a.m. President Oates presided.

The Pledge of Allegiance was recited.

Secretary Sorensen called the role.

Present: Steve Curtis, Gary Lehman, Larry Oates, Linda Sorensen, Dottie Rausch,
Janet Elmore

Absent: Diane Damico

Old Business:

Minutes

Commissioner Sorensen motioned to approve the minutes of the June 15, 2010 Redevelopment Commission meeting. Commissioner Lehman seconded. The minutes were approved as written 4-0.

Commissioner Lehman motioned to approve the minutes of the June 15, 2010 Executive Session. Commissioner Curtis seconded. The minutes were approved as written 4-0.

Cumberland Avenue Update

City Engineer Dave Buck provided an update on the Cumberland Avenue Reconstruction Project. The pond is complete and functioning properly, the grading, seeding and planting are done. Some of the sidewalk and driveway construction has been completed. Grading for the Kent Avenue intersection roundabout is progressing. Curbs and asphalt should be installed next week. A mid-August opening date is projected.

Fitness Trail Update

City Engineer Dave Buck gave an update on the Fitness Trail on behalf of the Parks Department. The track at the West Lafayette High School is open and getting quite a bit of use. The striping and landscaping have been completed. Benches and trash cans have been installed. Signs have yet to be installed. The dedication is scheduled for August 11th when the trail will be officially opened to the public.

Purdue Crew Boathouse

Director of Development Chandler Poole commented on the progress at the boathouse. The crew team is moving in. A Redevelopment Commission tour of the facility is planned after the August 17th meeting.

Other

Commissioner Curtis inquired about the update on the Wabash Landing Parking Garage as requested at the June meeting. On July 11th, Director of Development Chandler Poole conducted the quarterly inspection as required in the terms of the management agreement. The report was distributed to the commission. Mr. Jimmy Curtis, Jr. was unavailable for today's meeting. President Oates requested legal counsel determine what steps need to be taken to bring the garage maintenance up to an acceptable condition. Attorney Eric Burns agreed to review the maintenance agreement.

There was no further old business.

New Business:

Review of Financial Schedules

Redevelopment Commission Treasurer Rhodes gave a brief review of the financial schedules. Treasurer Rhodes stated that TIF increment has been received. Revenue and cash flow will be reviewed later in the meeting by Jim Treat of O.W. Krohn. A series of transactions including rebalancing, trust indenture accounts and debt service payments are scheduled for later this week. Updated financial schedules will be made available to the Commission after these transactions have occurred.

Payment of Claims

Sagamore Parkway TIF Claim

\$ 1,680.00

Commissioner Sorensen motioned to pay the Sagamore Parkway TIF claim. Commissioner Lehman seconded.

The roll call vote:

Aye: Curtis, Lehman, Oates, Sorensen

Nay:

The motion to approve the payment of the Sagamore Parkway claim in the amount of \$1,680.00 passed 4-0.

Levee/Village TIF Surplus Claims

\$ 73,006.07

Commissioner Curtis motioned to pay the Levee/Village TIF Surplus claims. Commissioner Sorensen seconded.

The roll call vote:

Aye: Curtis, Lehman, Oates, Sorensen

Nay:

The motion to approve the payment of the Levee/Village TIF Surplus claims in the total amount of \$73,006.07 passed 4-0.

KCB TIF Surplus Claims

\$177,633.77

Commissioner Lehman motioned to pay the KCB TIF Surplus claims. Commissioner Sorensen seconded.

The roll call vote:

Aye: Curtis, Lehman, Oates, Sorensen

Nay:

The motion to approve the KCB TIF Surplus claims in the total amount of \$177,633.77 passed 4-0.

Department heads and project managers explained individual claims and answered questions from the Commission.

Assessed Value Pass-Through/School Referendum – Jim Treat, O.W. Krohn & Associates

President Oates reviewed the details of the 2011 School Referendum. The Redevelopment Commission recently agreed to pass back assessed valuation *to compensate for tax revenues received from* the referendum to the underlying entities within the boundaries of the TIF District. Jim Treat discussed the 2011 Referendum levy and the amount of tax revenue generated for each TIF District based on the projected tax rate and the captured assessed value. Mr. Treat recommended that the excess assessed value for each TIF District be passed through in the following amounts: Sagamore Parkway TIF - \$1,900,000; Levee/Village TIF - \$12,000,000; and KCB TIF - \$5,300,000.

Mr. Ross Sloat, Business Manager/Consultant for the West Lafayette Community School Corporation expressed his appreciation to the Redevelopment Commission for their consideration regarding the pass-through resolution.

Resolution RC 2010-5

Commissioner Lehman motioned to approve Resolution RC 2010-5 A Resolution of the City of the West Lafayette Redevelopment Commission 2011 Budget Year Determination for TIF Revenues. Commissioner Sorensen seconded. The Commission has determined that there is excess assessed value from the TIF Districts that may be allocated to the respective taxing units for budget year 2011 pursuant to IC 36-7-14-39(b)(3), as follows:

Levee/Village TIF District	\$12,000,000.00
Sagamore Parkway TIF District	\$ 1,900,000.00
KCB TIF District	\$ 5,300,000.00

Resolution RC 2010-5 also directs the Commission President to notify each of the underlying entities via certified or hand delivered mail with confirmation of this resolution.

The roll call vote:

Aye: Curtis, Lehman, Oates, Sorensen

Nay:

The motion passed 4-0.

Cumberland Avenue Reconstruction Project Phase I

1. Change Order No. 2 Fairfield Contractors + \$ 7,536.08

Commissioner Lehman motioned to approve Cumberland Avenue Reconstruction Project Purchase Order No. 9124 Change Order No. 2 to Fairfield Contractors. Commissioner Sorensen seconded.

The roll call vote:

Aye: Curtis, Lehman, Oates, Sorensen

Nay:

The motion passed 4-0.

2. Change Order No. 1 Roudebush Grading + \$20,632.28

Commissioner Sorensen motioned to approve Cumberland Avenue Reconstruction Project Purchase Order No. 9136 Change Order No. 1 to Roudebush Grading. Commissioner Curtis seconded.

The roll call vote:

Aye: Curtis, Lehman, Oates, Sorensen

Nay:

The motion passed 4-0.

Both change orders are within the budget contingencies set aside for the project. Mr. Buck explained the details of the change orders and answered questions from the Commission.

Wabash Heritage Trail Phase I Discussion

City Engineer Dave Buck spoke about the Wabash Heritage Trail Phase I which is from Robinson Street along North River Road improving the west side with a retaining wall, trail and new curb. Bids for Phase I were opened at INDOT on July 7, 2010 with the lowest bid of \$1.33M from Jack Isom Construction. Construction will begin this fall with completion anticipated for the summer of 2011. H. Stewart Kline and Associates will perform design and inspection services for the project. Funding required for the project was discussed. In addition to available appropriations, the following additional funding will be needed: (1) \$518,600 for the city share of the construction contract payable to INDOT; (2) \$166,360 to H. Stewart Kline for construction inspection which includes a contingency amount; and (3) \$66,420 for an additional design services supplement for Wabash Heritage Trail Phases I and II.

Mayor Dennis commented the timing of this project is instrumental in minimizing the inconvenience to the public. Commissioner Curtis motioned to proceed with the Wabash Heritage Trail Phase I Project and the transfers as delineated today to fund the project. Commissioner Lehman seconded. Treasurer Rhodes stated that to clarify the motion, any transfers necessary to execute this decision will be carried out and documented. Presidents Oates confirmed this clarification.

The roll call vote:

Aye: Curtis, Lehman, Oates, Sorensen

Nay:

The motion passed 4-0.

City Engineer Buck will notify INDOT that the Redevelopment Commission has accepted the bid and to move forward with construction.

A contract with H. Stewart Kline and Associates for the construction/engineering portion of the project was presented by Mr. Buck. Funding for the contract is included in the previously discussed allocations. Commissioner Sorensen motioned to approve the contract for inspection services with H. Stewart Kline and Associates in the amount of \$148,300. Commissioner Curtis seconded. City Attorney Eric Burns noted that he had reviewed and approved the form of the contract.

The roll call vote:

Aye: Curtis, Lehman, Oates, Sorensen

Nay:

The motion passed 4-0.

Transfer of Funds

City Engineer Dave Buck referred to Yeager Road Phase II from Kalberer Road to the northern city limit which was included in the 2010 budget. This portion can be delayed until the Research Park is ready to start development of their next phase or when the county is ready to begin the entire corridor improvement. Funds that were designated for Yeager Road Phase II construction and inspection, \$2,250,000, can be deducted from the KCB TIF budget for 2010 and combined with the \$500,000 funding for development incentives totaling \$2,750,000. An illustration of the proposed preliminary concept of the Lindberg Bridge structure was presented and explained in detail by Mr. Buck. The county is paying for the bridge through the CUM Bridge Fund. Current cost estimates are \$5.8M. The estimated time for construction is one year.

The Cumberland Avenue Phase II Project, from Yeager Road to Salisbury Street, was discussed regarding design and right-of-way engineering requirements. Project bids will be opened in October or November of 2010 to coordinate with the U. S. 231 construction. A budget of \$365,000 was proposed.

Mr. Buck also spoke about a proposed storm water outlet on the west side of Northwestern Avenue which would serve the Yeager Road Project and service for any future development at the former Champions Centre/Northpointe Development site. The concept is similar to the Cumberland Avenue pond design and would be on the corner of Northwestern Avenue and Lindberg Road.

President Oates confirmed Mr. Buck's request to remove the Yeager Road Phase II Project from this year's budget and redirect the funds to the Lindberg Bridge Engineering Project, the Cumberland Avenue Phase II Project for design and right-of-way engineering and the KCB Water Quality Improvement Project allowing the funds to be used for projects occurring within the next 12 months.

Resolution RC 2010-6

Commissioner Sorensen motioned to approve the transfer of KCB TIF Surplus funds from account 432 Road Improvements to account 312 Consulting. Commissioner Curtis seconded. President Oates stated approval of the resolution will begin forward movement on the Lindberg Bridge, Cumberland Avenue Phase II, and the KCB Water Improvement Projects. Mayor Dennis commented the Lindberg Bridge Project is critical as that portion of Lindberg Road is very close to being declared unsafe. Meetings will be held in the near future to receive public input from neighborhood groups affected by the construction, and also with public safety officials to ensure timely emergency response. Clerk-treasurer Rhodes stated she will also do the intra-category transfers necessary to fund the revised project list.

The roll call vote:

Aye: Curtis, Lehman, Oates, Sorensen

Nay:

The motion passed 4-0.

2011 Budget Presentation

Copies of the proposed 2011 Redevelopment Commission Projects by TIF District were distributed. Mayor Dennis commented on the minimal opportunities for generating revenue due to property tax caps. Assistance from TIF Districts will be requested to help provide capital assets for the City. President Oates stated the final spending plan will be presented in December with approval of the additional appropriation in January 2011. Jim Treat reviewed the estimated expected revenues for 2011 and the impact of the proposed projects for each TIF District. Department Heads provided explanations of requests for each project according to district and answered questions from the Commission. Requests for capital equipment purchases were made by the Police, Parks, and Street Departments. Options regarding leasing versus purchasing of the equipment were discussed.

Other

The next meeting was confirmed:

August 17, 2010 at 8:30 a.m.

There was no further new business.

Public Comment

Public comment was requested.

Adjourn

There being no further new business, Commissioner Sorensen motioned to adjourn. Commissioner Curtis seconded. The meeting adjourned at 10:50 a.m.



Linda M. Sorensen
Recording Secretary

Approved:



Lawrence T. Oates
President